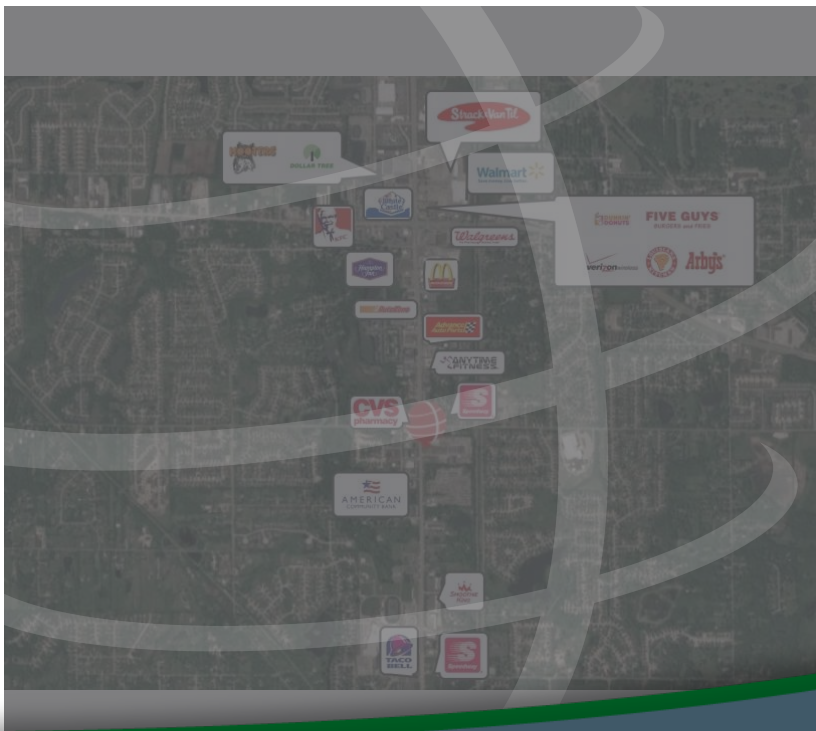


7725 US HIGHWAY 41, SCHERERVILLE, IN 46375



For more information, please contact:

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LATITUDE
COMMERCIAL
REAL ESTATE SERVICES
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BOULEVARD COMMONS

7725 US Highway 41, Schererville, IN 46375



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,550 - 2000 SF
Lease Rate:	Negotiable
Lot Size:	1.81 Acres
Year Built:	2024
Building Size:	15029 SF
Zoning:	C-3
Traffic Count:	28,000

PROPERTY HIGHLIGHTS

- New retail center now complete
- Join Sweet Circle Donut and Fidelity Title
- Located on US Highway 41 in Schererville, IN
- Traffic count of 28,000 vehicles per day
- Just 0.9 miles from US 30 & 41 ("Crossroads of America")



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BOULEVARD COMMONS

7725 US Highway 41, Schererville, IN 46375



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

New Retail center now complete in Schererville, IN. Join Sweet Circle Donut and Fidelity in this high exposure center on US 41. The subject property is located directly on US Highway 41, just south of 77th Avenue and less than 1 mile from US 30 and 41 ("Crossroads of America"). The center offers maximum exposure and visibility to over 28,000 vehicles per day. This ~15,000 SF center can accommodate a number of retail uses ranging from 1500 SF and up with two drive-thru endcaps available strategically located on the morning side of traffic! The property is located for a user to capitalize on both Schererville and St. John residents.

LOCATION DESCRIPTION

The subject property is located on Indianapolis Boulevard (US Highway 41) just south of 77th Avenue in Schererville, IN

Schererville is a town in St. John Township, Lake County, Indiana. It is part of the Chicago MSA. Long before Indiana became a state, long before the founding of Schererville, people called this place the "Crossroads." Many residents of Schererville commute to work in downtown Chicago due to the city's proximity. Schererville is home to one of Northwest Indiana's premiere retail trade areas.

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BOULEVARD COMMONS

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RETAILER MAP



Google

Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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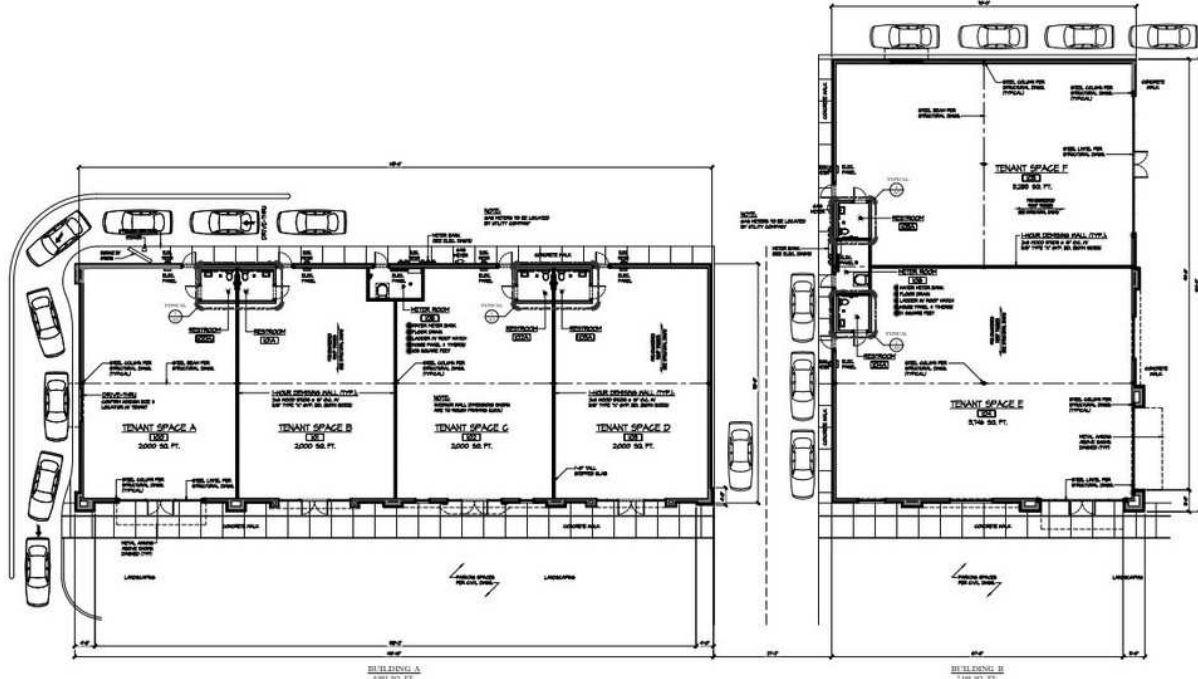
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BOULEVARD COMMONS

7725 US Highway 41, Schererville, IN 46375



AVAILABLE SPACES



LEASE TYPE NNN | **TOTAL SPACE** 1,550 - 2,000 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** NEGOTIABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
B	Available	1,550 SF	NNN	Negotiable	-
D	Available	2,000 SF	NNN	Negotiable	-

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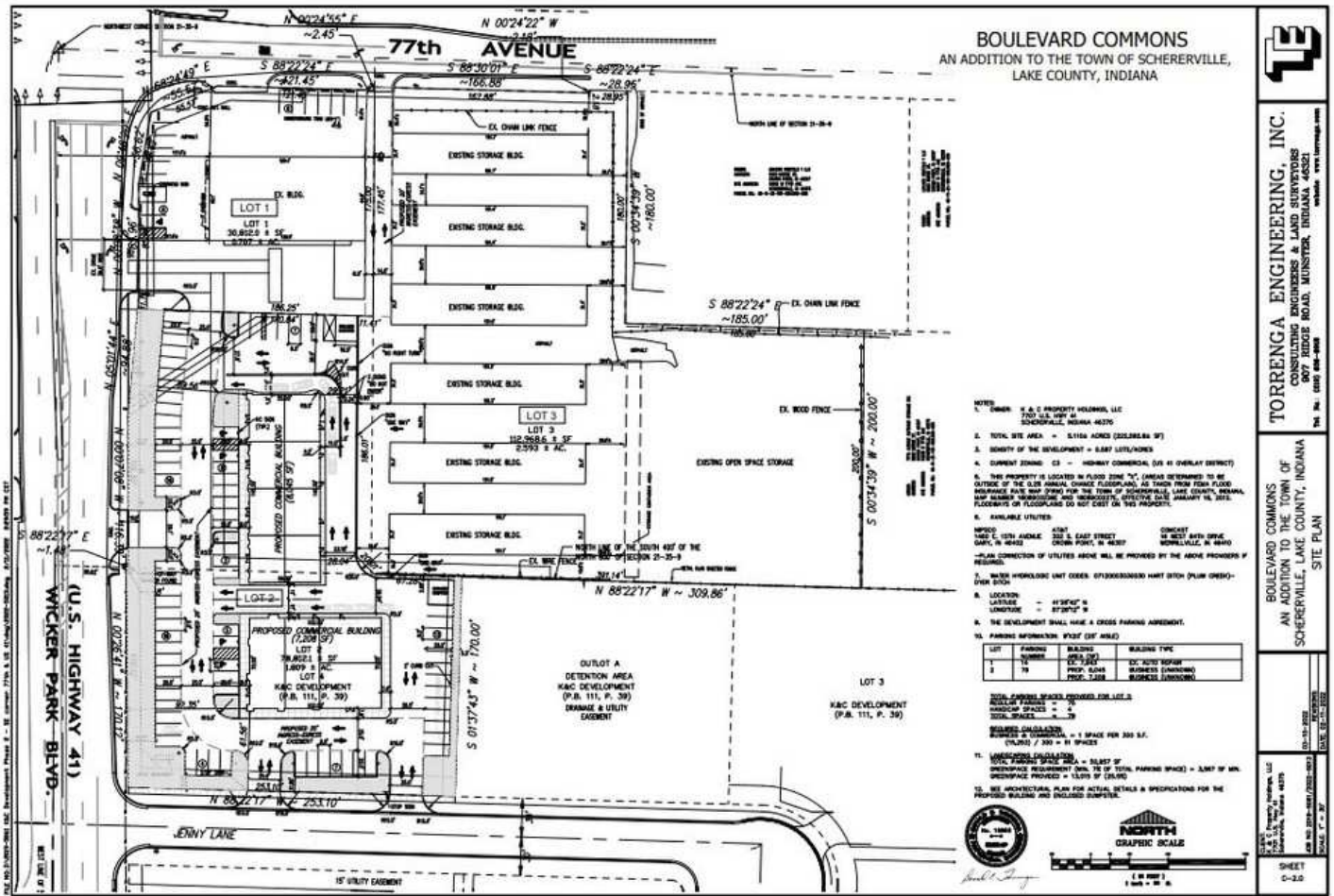
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BOULEVARD COMMONS

7725 US Highway 41, Schererville, IN 46375



SITE PLAN



TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
1000 EAST ROAD, MONSTER, INDIANA 46340
TEL. NO. 317.836.2800

BOULEVARD COMMONS
AN ADDITION TO THE TOWN OF
SCHERERVILLE, LAKE COUNTY, INDIANA
SITE PLAN

H & C PROPERTY HOLDINGS, LLC
700 S. ILL. ST. #4
SCHERERVILLE, INDIANA 46376
DATE: 05.21.2015
SCALE: 1" = 50'

SHEET
C-2.0

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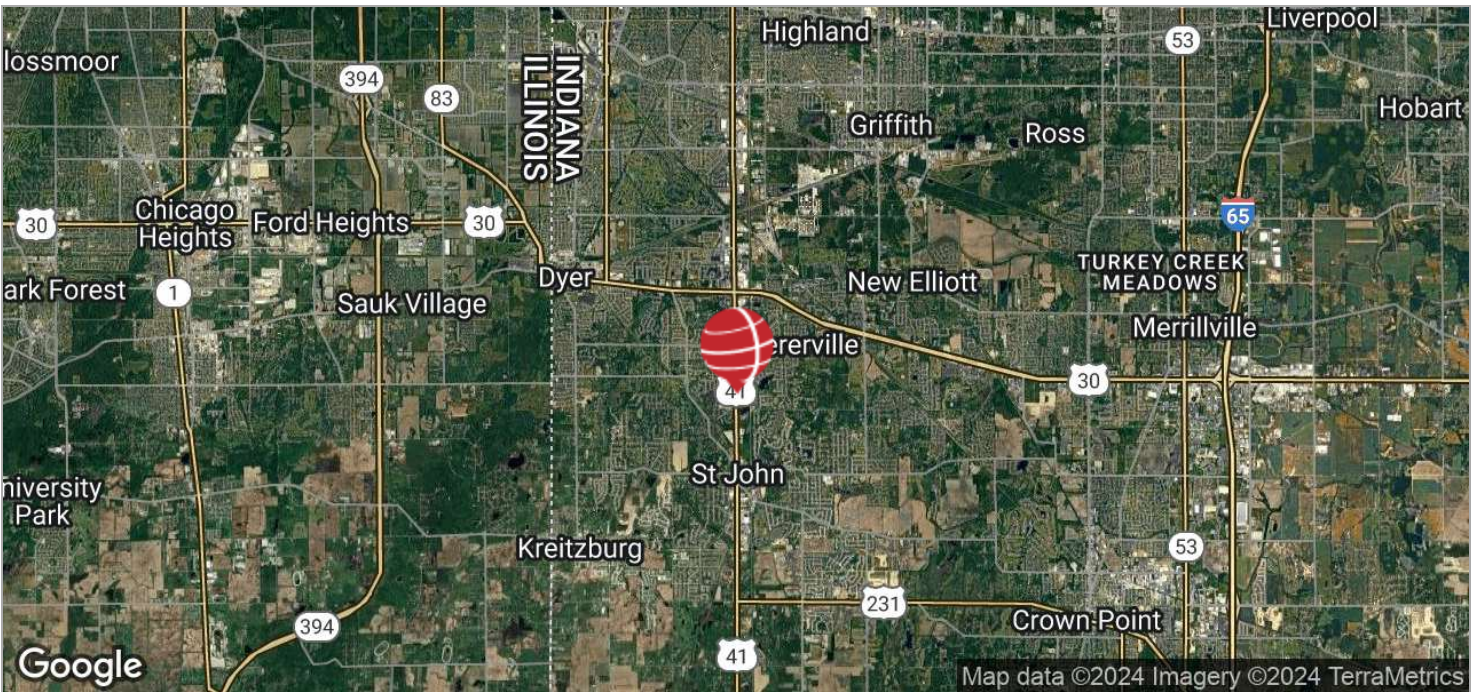
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LOCATION MAPS



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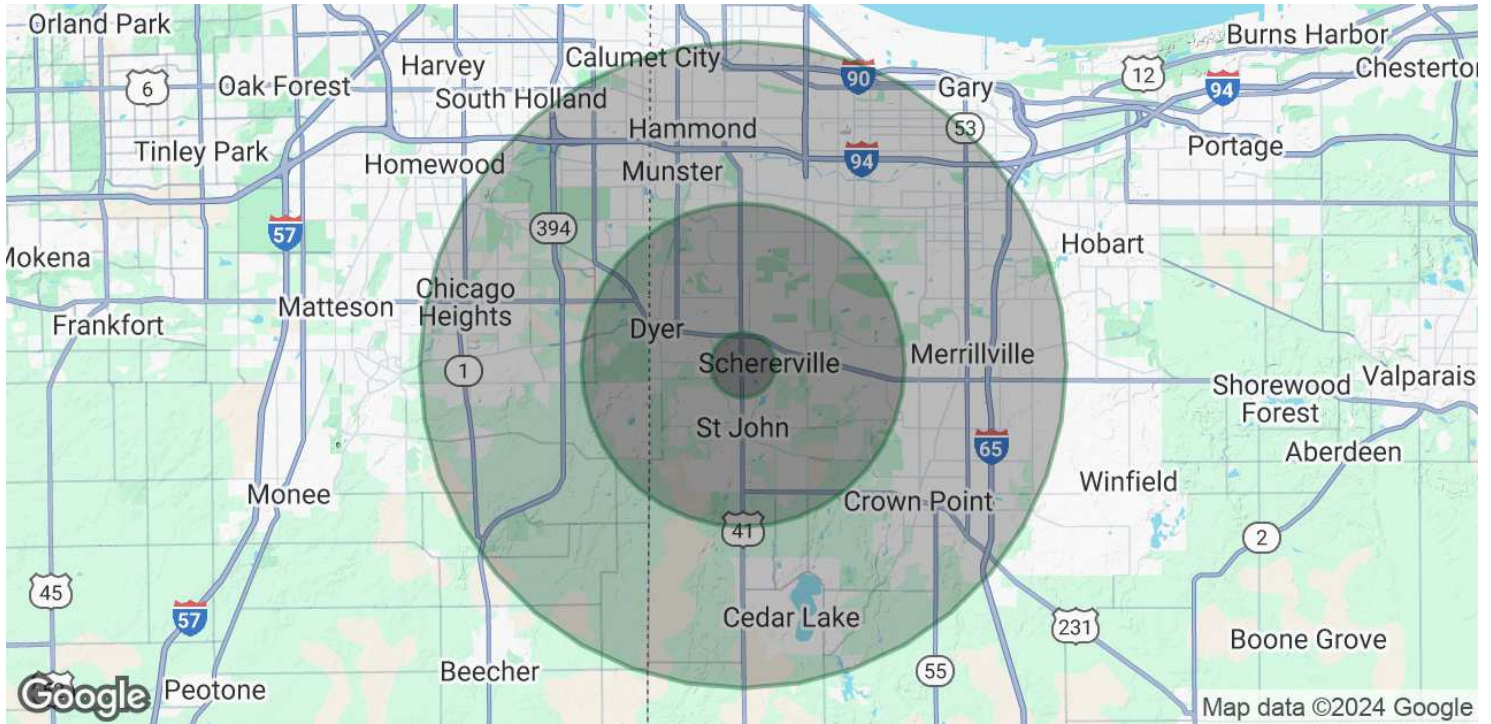
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BOULEVARD COMMONS

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,212	127,974	494,184
Average age	38.0	40.0	37.7
Average age (Male)	37.0	38.7	35.9
Average age (Female)	39.6	41.6	39.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,305	47,682	183,541
# of persons per HH	2.7	2.7	2.7
Average HH income	\$81,186	\$83,085	\$65,748
Average house value	\$244,962	\$220,508	\$190,193

* Demographic data derived from 2020 ACS - US Census

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